



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating annexation/reorganization proceedings for Johnson Ranch II Addition

MEETING DATE: November 20, 1991


PREPARED-BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating annexation/reorganization proceedings for Johnson Ranch II Addition.

BACKGROUND INFORMATION: The Johnson Ranch II Addition is located west of South Cherokee Lane, 1287 feet north of Harney Lane; 995 feet east of South Stockton Street and adjacent to Johnson Ranch I on the north. It is addressed as 13977 North Cherokee Lane (APN's 062-290-04, 05 and 06) and contains **38** acres, more or less, which includes the adjacent State Route 99 right-of-way.

At its meeting of November 6, 1931 the City Council introduced Ordinance No. **1537** which rezoned 13977 North Cherokee Lane R-2, Single-Family Residential **as** requested by Russ Munson. The rezoning **is** required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

FUNDING: Application Fees.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED



THOMAS A. PETERSON



recycled paper

ANNEXATION REQUEST

Date JUNE 27, 1991

Mr. James B. Schroeder, Planning Director
City of Lodi
221 West Pine Street
Lodi, California 95240

Dear Mr. Schroeder:

I/We, the undersigned property owner(s), hereby request
annexation of my/our property located at

30.79 ACRES GENERALLY LOCATED WEST OF CHEROKEE LANE
AND SOUTH OF SWALLOW LANE.

13977 N. CHEROKEE LANE

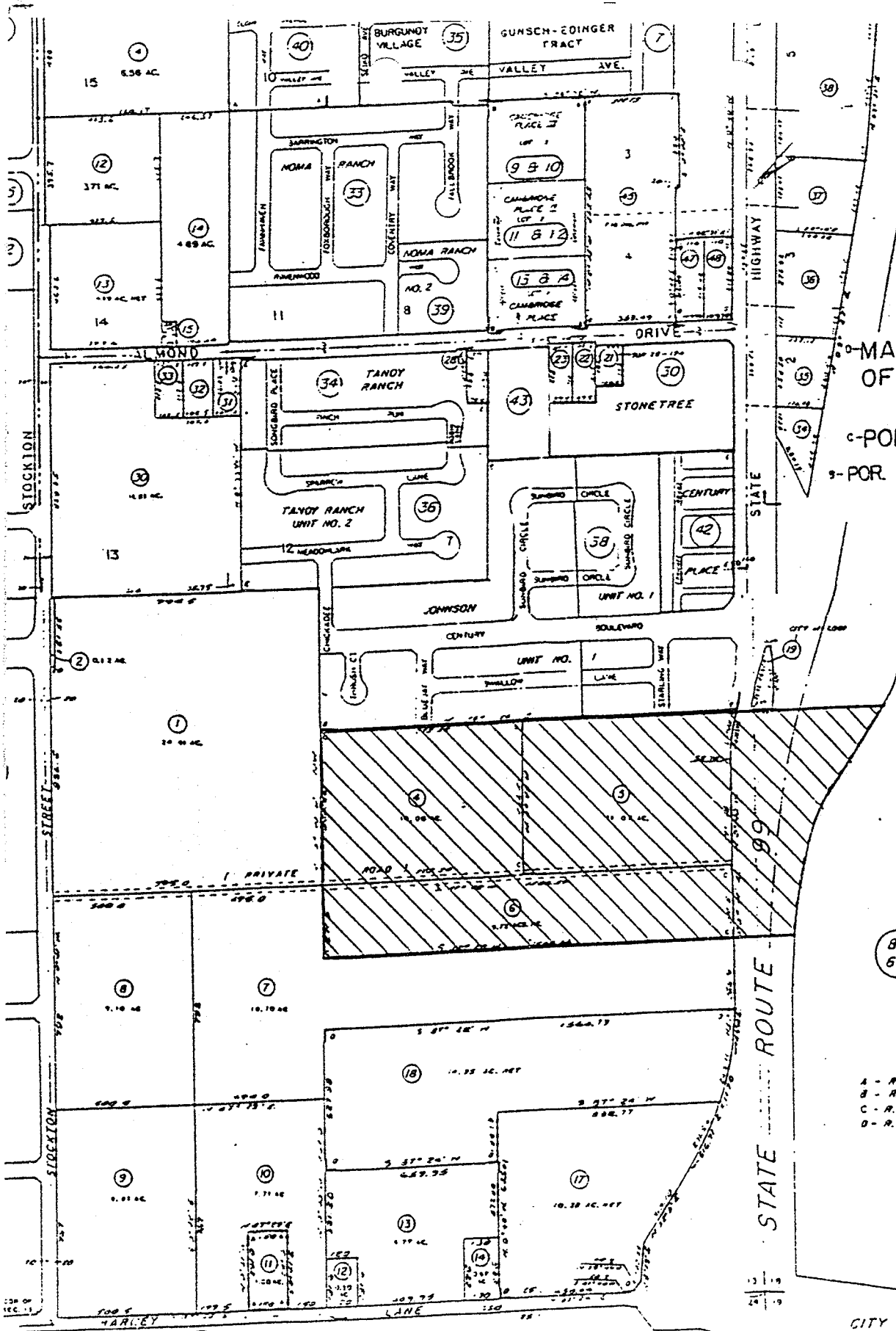
to the City of Lodi.

Attached is a legal description and map of the property
for which annexation is being requested.

SIGNED: _____

SIGNED: _____

SIGNED: _____



G - P. M.
F - P. M.
E - R. S.
C - P. M.
B - R. M.
A - R. S.

MAP OF A. J. L
OF NE. 1/4 SEC
&
COR. D. KETTL
COR. CAMBRIDGE

062-29



1" = 300'

Bk.
61

A - R. S. Bk. 22 Pg. 109
B - R. S. Bk. 28 Pg. 3
C - R. S. Bk. 28 Pg. 184
D - R. S. Bk. 31 Pg. 1

CITY OF LODI

Assessor's Map Bk 062-29, 23

NOTE - Assessor's Parcel Numbers Shown in Circles

Bk.
055

RESOLUTION NO. 91-209

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "JOHNSON RANCH II ADDITION",
INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED
FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government
Reorganization Act of 1985; and

WHEREAS, the nature of the proposed change of organization is the
annexation to the City of Lodi of a combined area comprising 38 acres
more or less adjacent to the City limits located west of South Cherokee
Lane, 1287 feet north of Harney Lane; 995 feet east of South Stockton
Street, and adjacent to Johnson Ranch I on the north, and withdrawal of
said 38 acres from the Woodbridge Rural County Fire District and the
Northern San Joaquin County Water Conservation District, located within
the area to be annexed to the City of Lodi, APN 062-290-04, 05 and 06),
13977 North Cherokee Lane, as described in Exhibit A attached hereto
and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,
and;

WHEREAS, the subject area proposed to be annexed to the City of
Lodi and detached from the Woodbridge Rural County Fire District and
the Northern San Joaquin County Water Conservation District is
uninhabited, and;

WHEREAS, no new districts are proposed to be formed by this
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines
of the City and will generate service needs substantially
similar to that of other incorporated urban areas which
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will
result in improved economics of scale in government
operations while improving coordination in the delivery of
planning services;
- (3) The residents and taxpayers of the County of San Joaquin
will benefit from the proposed reorganization as a result
of savings to the County by reduction of County required
services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Johnson Ranch II Addition" which includes annexation of a combined 38 acres, and detachment from the Woodbridge Rural County Fire District and the Northern San Joaquin Water Conservation District, as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: November 20, 1991

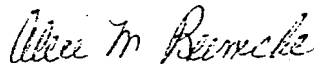
=====

I hereby certify that Resolution No. 91-209 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 20, 1991 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None



Alice M. Reimche
City Clerk

91-209

RES91209/TXTA.02J

LEGAL DESCRIPTION**JOHNSON RANCH UNIT NO- 2, ANNEXATION**

All that certain real **property**, situate, lying **and** being in the County of San Joaquin, State of California, **as** follows:

All that fractional portions of the southeast 1/4 of Section 13, Township 3 North, Range 6 East and of the southwest 1/4 of Section 18, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, **more** particularly described **as** follows:

Beginning at the southwest corner of **Tract** No. 2033, Subdivision of **San** Joaquin County, **Map** of Johnson Ranch Unit No. 1, filed for record the 22nd day of **August**, 1986, in **Book** of Maps and **Plats**, Volume 27, Page 93, **San** Joaquin County Records, said Point of Beginning being the southwest corner of the Johnson Ranch Addition to the City Limits of the City of Lodi; thence South 00°41'12" East 834.50 feet; thence North 87°16'49" East 1649.62 feet to a point on the east line of the southeast 1/4 of aforesaid Section 13, from which, the southeast corner of said Section 13, bears South 00°41'12" East 1312.80 feet; thence continuing North 87°16'49" East to a point on the east right of way line of State Highway No. 99; thence Northerly along said east right of way line to the southeast corner of the Johnson Ranch Addition to the City Limits of the City of Lodi; thence North 88°07'09" West along the south City Limits of the City of Lodi, to a point on the west line of the southwest 1/4 of aforesaid Section 18, from which, the northwest corner of said southwest 1/4, bears North 00°41'12" West 528.00 feet; thence continuing along the south City Limits of the City of Lodi South 87°47'00" West 1650.00 feet to the Point of Beginning.

Containing 38 acres more or less.

133100RH.500 - DTFL



CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIECLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 21, 1991

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

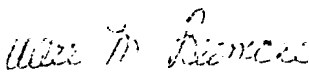
Enclosed herewith please find 4 certified copies of Resolution No. 91-209 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Johnson Ranch Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,225.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX .05/TXTA .02J/ANNEX

JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

c/o Gerald F. Scott, Executive Officer

1810 E. Hazelton

Stockton, CA 95205

Phone: (209) 468-3198

Date: October 25, 1991

The undersigned, on behalf of the proponents of the **subject** proposal, hereby
Give notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input type="checkbox"/> detach territory from an agency
<input type="checkbox"/> consolidate existing agencies	

To further deliberations by the Commission, we submit the following:

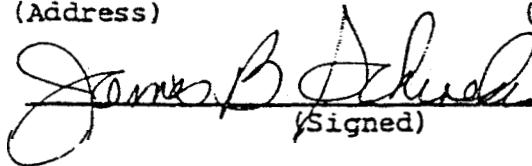
1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and Sounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size and shall be no larger than 18" x 26").
4. Filing and processing fees in accordance with LAFCO fee schedule.

The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Russ Munson	1530 Edgewood Drive, Lodi, CA 95240	(209) 334-0296
(Name)	(Address)	(Phone)

Alice Reimche	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)

James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)


(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

15 a question is not applicable to your proposal, you may so state.

I. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: Johnson Ranch II
Withdrawal from the Northern San Joaquin Water Conservation District and the Woodbridge Rural County Fire District.

2. statutory provisions governing proceedings: Local Government Reorganization Act 1985

Do **proposed** boundaries create an island or corridor of unincorporated territory? No.

4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles .059 Acres 38
6. Population in subject area: 2 Number of registered voters: 2
7. Registered voter density (per acre): .06 Number of dwelling units: 1
8. Estimate of population increase in next 10 years: 452
9. Present land use of subject area: Agriculture
10. What is the intended development of this area: Single-Family residences
11. Present zoning: GA-40, General Agriculture
12. Describe proposed zoning changes: R-2, Single-Family Residential
13. Assessed value of **land**: \$ 308,899
14. Assessed value of improvements \$ 50,972
15. Value of publicly owned **land** in area: \$ None
16. Governmental services required by this proposal which are not presently available: City services including: water, sewer, storm drainage, police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? County services: Woodbridge Rural Fire District, private well and septic system.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Existing streets, water, sewer, and storm drain lines must be extended into the project area.
19. What approximate **costs** will be incurred in accomplishing requirements of Item 18 above? No cost estimate.
20. How will **such** costs be met? Most of the work will be done by the developer at his expense. In addition the developer will be required to pay development impact fees to help cover the costs.
21. Will provisions of this **proposal** impose greater than **normal** burden on servicing agency or affected property? No.
22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to
LAFCO Commissioners on Page 3.

(Rev. 4-85)

CITY COUNCIL

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BOB McNATT
City Attorney

October 28, 1991

Mr. Gerald Scott, Executive Director
LAFCO of San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

SUBJECT: Johnson Ranch II Addition - City Service Plan and Prime Agricultural Conversion Statement

CITY SERVICE PLAN

Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage **and** electric **power**, as **well** as police and fire protection to all parcels within the City limits. Natural gas is provided by P.G. & E., and Pacific Bell provides local telephone service.

Level and Range of Service

The City of Lodi will provide the full level and range of required **urban** services. There **are** existing sanitary sewer, water, **and** storm drainage **lines** to the north in Bluejay Way (6" **SS**, 8" **W**, 18" **SD**), Starling Way (6" **SS**, 8" **W**, 21" **SD**), and Cherokee Lane (**24"** **SS**, 10" **W**, **18"** **SD**). The storm drainage lines will be serviced by **an** existing park (Salas Park)/storm drainage basin (D-basin) to the west. Electricity, natural gas **and** telephone service **are** available to the property.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the **necessary** line extensions.

Improvements Required

When the property **is** developed, the developer will be required to make any necessary utility extensions. This will include the following:

1. Sanitary Sewer - no extensions required.
2. Water - extend the existing 10" water line in Cherokee Lane south to the southern boundary of the **property** as a 12" line. Loop 8" internal lines through the property.
3. Storm Drainage - no extensions required.
4. Streets - full street improvements on Cherokee Lane, including curbs, gutter, sidewalks and pavement widening.

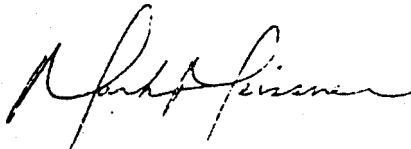
Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines **are** required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation **Fees** to finance capital improvements of new and existing City services.

Statement on the Conversion of Prime Agricultural Land

Development of the Johnson Ranch II property will result in the conversion of 38.79 acres of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the **land** in and **around** the City **of** Lodi is prime agricultural land; consequently, it is not possible to direct development toward non-prime agricultural land.

The Johnson Ranch II property is a reasonable extension of the existing City limits. The property abuts the existing City limits on its northern boundary. The property fronts on a major street, Cherokee Lane, and *can* be easily served by City utilities. The property is within the General Plan boundaries of **the** City and the City's utility system has been designed to serve the project **area**.



MARK MEISSNER
Junior Planner

LEGAL DESCRIPTION

JOHNSON RANCH UNIT NO- 2, ANNEXATION

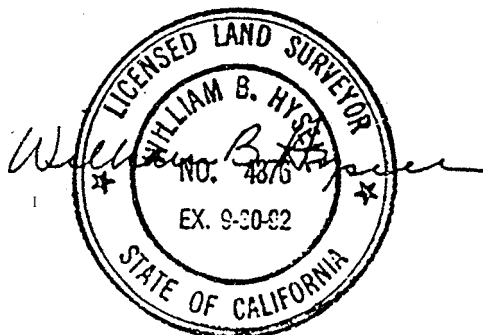
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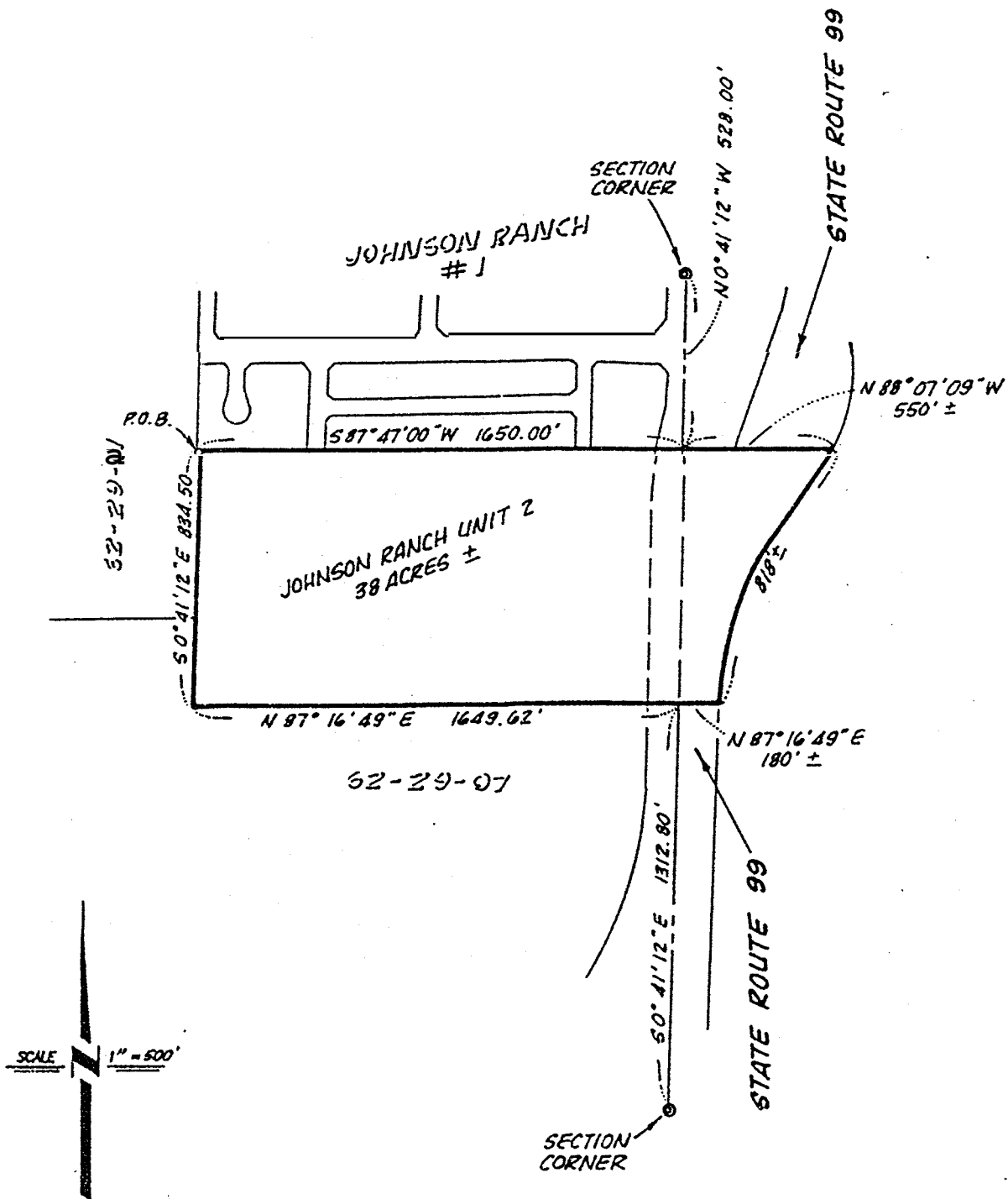
All that fractional portions of the southeast 1/4 of Section 13, Township 3 North, Range 6 East and of the southwest 1/4 of Section 18, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, more particularly described as follows:

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Containing 38 acres more or less-

133100RH.500 - DTFL





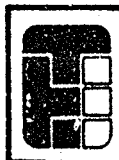
BY A.S.T.

DATE 11/4/91

SHT. 1 OF 1

ANNEXATION
BOUNDARY MAP

JOHNSON RANCH UNIT NO. 2



THOMPSON-HYSELL
ENGINEERS

1016 12TH ST - MODESTO, CA 95354
(209) 521-8986

RUSSELL G MUNSON
KATHRYN A MUNSON

Total Asset
Account

Nov 19 1981

25.80
440

PAY TO THE
ORDER OF

L A FLO

\$ 122.5.00

One hundred and twenty two and 5/100 DOLLARS

A.G. Edwards & Sons, Inc.

BANK ONE

BANK ONE, COLUMBUS, OH
Columbus, Ohio 43271

FOR

Johnson Ranch II

Karen Munson